Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



FOR SALE

Retail Accommodation with Basement (former Bakery) plus Sizeable Self Contained Flat Above





GUIDE PRICE - £135,000

- Sizeable end terraced property
- Desirable village location
- Potential for owner occupation or onward letting
- Potential for conversion to a large single house subject to planning

147 MAIN STREET, WILSDEN WEST YORKSHIRE, BD15 0AQ

www.hayfieldrobinson.co.uk

147 MAIN STREET, WILSDEN WEST YORKSHIRE, BD15 0AQ

Location

The property is prominently situated adjacent to Main Street within Wilsden village a popular and well regarded location lying a little over 3 miles to the south west of Bingley Town Centre.

Description

The property forms an end of terrace. Of traditional style it incorporates stone elevations under a pitched roof with natural slate covering. Accommodation is planned across 4 floors. The lower ground floor comprises a basement with level access to the rear of the building. It has formally been occupied and operated as small bakery. The ground floor incorporates to the front sales and kitchen accommodation most recently occupied and operated as a sandwich shop. Beyond the above the property comprises a self contained an sizeable flat with access from the rear of the property. At upper ground floor there is a kitchen. At first floor a living room, bedroom and shower room and at second floor 2 attic bedrooms both with gable windows.

The flat has the benefit of gas fired central heating and upvc double glazing.

Accommodation

Internal

Ground Floor

From the front shop/sales with kitchen area.

Basement

Storge with level access to the rear. Former small Bakery.

Self Contained Flat

With access from the rear and at ground/upper ground floor

Kitchen 16'7" x 9'2" plus 6'5" x 5'3"

First Floor

Living room 16'7" x 15'4" Bedroom 2 13'7" x 10'2" Shower room

Second Floor

Attic bedroom 15'7" x 13'3" Attic bedroom 15'7" x13'9"

External

Shared access to the side and rear

Rateable Value/Council Tax

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2023 non domestic rating list as follows:

Description: Shop & Premises Rateable Value: £5,200 Uniform Business Rate for 2024/2025: £0.499

**Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

Council Tax Band : B

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

The property has most recently ben occupied as a mix of retail and residential accommodation being a sandwich shop at ground floor with basement storage and a self contained flat to the upper floors.

The property in or opinion has potential for conversion to a single house subject to any necessary planning requirements.

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: <u>planning.enquiries@bradford.gov.uk</u>

Guide Price

£135,000

EPC

EPC commissioned

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

